

**Cramer Hill Community-Wide Brownfields Assessment Project 2021
NARRATIVE INFORMATION SHEET**

1. Applicant Identification: Saint Joseph's Carpenter Society
20 Church Street
Camden, New Jersey 08105
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested:
 - i. \$298,580 Requested
 - ii. N/A
 - c. Contamination: Hazardous Substances
3. Location:
 - a. Camden City
(specifically, the Cramer Hill neighborhood, census tracts 6009 and 6010)
 - b. Camden County
 - c. New Jersey
4. Property Information for Site-Specific Proposal: N/A
5. Contacts:
 - a. Project Director: Enrique Rivera, Project Manager, 856.966.8117,
erivera@sjcscamden.org, 20 Church Street, Camden, NJ 08105
 - b. Chief Executive: Pilar Hogan Closkey, Executive Director, 856.966.8117,
phogan@sjcscamden.org, 20 Church Street, Camden, NJ 08105
6. Population: Camden, NJ - 74,532 US Census 2017 population estimate
Cramer Hill (neighborhood) 10,889 US Census American Community Survey 2018

7. Other Factors Checklist:

OTHER FACTORS	PAGE #
Community population is 10,000 or less.	N/A
Applicant is, or will assist, a federally recognized Indian tribe or US territory.	N/A
Priority brownfield site is impacted by mine-scarred land	N/A
Priority is adjacent to body of water	Page 1
Priority site is in a federally designated flood plain	Page 1
Redevelopment will facilitate renewable energy	N/A
30%+ of project budget spent on eligible reuse planning activities for priority sites within target area	Page 3

8. Letter from State Environmental Authority: Please see attached letter from NJDEP



State of New Jersey

PHILIP D. MURPHY
Governor

Department of Environmental Protection
Site Remediation and Waste Management Program
Office of Brownfield and Community Revitalization
Mail Code 401-06A
P.O. Box 402
401 E. State Street
Trenton, New Jersey 08625

CATHERINE R. MCCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

October 22, 2020

The Honorable Andrew Wheeler, Administrator
US Environmental Protection Agency
401 M Street SW
Washington, DC 20460

RE: USEPA Community-Wide Brownfields Assessment Grant Application
St. Joseph's Carpenter Society (SJCS)- Cramer Hill Neighborhood
Camden, New Jersey

Dear Administrator Wheeler:

On behalf of the New Jersey Department of Environmental Protection, I am endorsing the application by St. Joseph's Carpenter Society (SJCS), in conjunction with, Cooper's Ferry Partnership (CFP), to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfield Assessment Grant to assess environmental impacts associated with discharges of hazardous substances at sites in the Cramer Hill neighborhood in the City of Camden, NJ.

SJCS and CFP would like to develop an aggressive redevelopment strategy to identify, assess and reuse brownfield sites. They are currently working to balance residential development with commercial, industrial and open space uses and have begun to address this objective through individual site plans and informal redevelopment zone designations for underutilized and vacant properties. However, because of prior industrial and commercial use, several of these properties are considered brownfields. To facilitate redevelopment, it is necessary for the SJCS to first develop a comprehensive inventory of these potential brownfield properties and to assess their environmental conditions. This will provide critical information on what, if any, environmental contamination exists that may hinder future redevelopment. These sites can then be prioritized for redevelopment.

Please accept this letter of support for the SJCS Community-Wide Brownfield Assessment Grant application. Should you have any questions/concerns I may be reached at (609) 633-1223, or at William.Lindner@dep.nj.gov.

Sincerely,

William J. Linder, Manager
Office of Brownfield Reuse

Cc: Meishka Mitchell, Cooper's Ferry Partnership
Armando Alfonso, NJDEP

Cramer Hill Community-Wide Brownfields Assessment Project 2021
NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Once a thriving industrial center - home to the RCA Victor Talking Machine Company, Campbell Soup, and the New York Shipbuilding Company - Camden, NJ has suffered from decades of population decline and industry loss. Since the 1930s, Camden's population has steadily declined and in 2010 approximately 77,344 people resided in Camden. Today, the City of Camden is home to a predominantly young, poor and minority population. In this aging urban center, over ninety (90%) percent of the population is identified as African-American, Hispanic or another ethnic heritage. Over thirty-five (35%) percent of Camden residents live below the poverty line, far exceeding the statewide level of 8.7%. Moreover, vulnerable populations, including youth (under 25), comprise nearly half (47%) of the city's population.

The flight of commercial activity from this former industrial center has left the city with large amounts of vacant and contaminated land. This ten square-mile city contains two federal Superfund sites and 114 known contaminated sites, as well as a disproportionate amount of polluting industrial facilities. Camden also serves as a regional center for waste disposal and "recycling" facilities, such as the regional incinerator, the county sewage treatment plant, and at least 30 other businesses which recycle scrap metal, hazardous waste barrels, construction debris and other contaminated waste.

Cramer Hill is a proud and close-knit neighborhood of 10,889 residents with well-defined boundaries. Spreading over 1.3 square miles of land along the northern section of the City of Camden, this community lies north of the City's downtown core and is bounded by the Delaware River to the west, a regional Conrail facility to the east (Pavonia Yard), and the Cooper River to the south. Pennsauken Township forms the community's northern boundary at 36th Street. Cramer Hill features a solid residential core of mostly single-family homes, organized around a north-south commercial corridor (River Road) and surrounded by a ring of legacy industrial uses bordering the rail yard and the riverfront.

Almost the entirety of both waterfronts are within the 100-year floodplain as designated by the Federal Emergency Management Agency (FEMA). The notable only exception is within the Harrison Avenue landfill where the landfill is at its highest point. The 100-year floodplain also covers the entirety of Von Neida Park, the neighborhood's central park. This is due to the park's low-lying elevation relative to the surrounding community which gently slopes down to the park. This extensive floodplain has caused significant issues in the community with regard to flooding. Rainwater accumulates rapidly in Cramer Hill, flowing off of the impervious surfaces created by roads, roofs, and compacted urban soil.

Like the City of Camden, the decline of industrial activities in the 1960s led to significant changes in the fabric of the Cramer Hill neighborhood, leaving behind brownfields and vacant

homes while also stripping the local community from its economic vitality. It was not until the early 2000s that a reversal to that trend of decline would occur. Fueled by a series of public and private investments targeting infrastructure and the redevelopment of underutilized industrial properties, Cramer Hill re-emerged as a neighborhood of opportunity. The New Jersey Department of Environmental Protection's (NJDEP) Office of Natural Resource Restoration (ONRR) is nearing completion of the transformation of 62 acres of the former Harrison Avenue Landfill into the future Cramer Hill Waterfront Park (opening fall 2021). The project, which included a collaborative effort from state and local government, and local nonprofit organizations, includes shoreline protection, landfill closure, natural resource restoration, and park construction. While this site of environmental contamination represents a large portion of total area of contaminated sites in Cramer Hill, the City of Camden has reported that there are about 30 brownfield sites in Cramer Hill, constituting 123 acres of land, so there is still plenty of work to be done. The Cramer Hill Community-Wide Brownfields Assessment Project will provide SJCS with the tools to direct the next phase of investments into the neighborhood.

ii. Description of the Priority Brownfield Site(s)

The Cramer Hill Community-Wide Brownfields Assessment Project will target sites located in the Cramer Hill neighborhood of the City of Camden, NJ. There are 30 sites constituting 123 acres of land in Cramer Hill that are recognized as identified or suspected brownfields by the City of Camden. The NJDEP identifies 11 sites of known contaminants in the neighborhood. For the most part, these locations are concentrated along the Delaware River waterfront and along areas adjacent to the rail line in the southwestern parts of the neighborhood, both historic locations for industrial activity, some of which still remain active today.

Cramer Hill is a designated area by the NJDEP site remediation program called the Brownfield Development Area (BDA) initiative, which partners with communities to create and implement plans for the remediation and reuse of contaminated properties. The Cramer Hill Brownfield Development Area includes the following contaminated properties: Harrison Avenue Landfill, Farragut Marina, Riverfront Recycling, 27th and DuPont Property, Neef Machine, Underwater Technics, Express Marine/Tucker Towing.

The Cramer Hill Community-Wide Brownfields Assessment Project will include sites prioritized by the Cramer Hill BDA, as well as other sites designated for the development of the Cramer Hill Waterfront Park and development projects selected in consultation with our community partners and stakeholders. More than 30% of the project budget will be spent on eligible reuse planning activities for priority sites within target area.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The Cramer Hill NOW! Neighborhood and Waterfront Park Plan has been the governing revitalization plan for Cramer Hill since 2008. Developed in collaboration between the Cramer Hill CDC and Cooper's Ferry Partnership (CFP), Cramer Hill NOW! acknowledges the significant impact of the neighborhood's riverfront in future development. Cramer Hill NOW! outlines a number of initiatives that have come to fruition in recent years with several completed projects

and others underway. It envisions Cramer Hill as a green, multicultural, empowered, and quiet waterfront community. The Cramer Hill NOW! Plan proclaims that “Cramer Hill will be a neighborhood where decades-old land use is converted into new uses that serve today’s residents.” Additionally, the entire vision of the Cramer Hill Waterfront Park Plan centers around the reuse of Cramer Hill’s brownfields.

In September 2020, the Cramer Hill Choice Transformation Plan was completed. The Choice plan is centered around the redevelopment of Ablett Village, the last of the original family public housing sites in Camden, in the context of a broader neighborhood transformation. The plan focuses on three core goals: housing (revitalize Ablett Village), people (improve outcomes for individuals and families via education, employment, and health), and neighborhood (enhance quality of life through improved safety, retail, services, and community amenities). Assessment of brownfields in Cramer Hill are critical to any revitalization strategy.

The Cramer Hill Community-Wide Brownfields Assessment Project will enable SJCS, in partnership with CFP, to work with community residents, stakeholders, and local, county, and state agencies to further this transformation by completing Phase I and II site investigations and reuse planning for selected sites along the Cramer Hill waterfront and within the core neighborhood.

ii. Outcomes and Benefits of Reuse Strategy

Cramer Hill has already seen great progress as the result of the Cramer Hill NOW! Neighborhood and Waterfront Park Plan; for example, stormwater management projects mitigate localized flooding, rehabilitated vacant properties provide new housing opportunities, existing homeownership is preserved via grants to repair grants to homeowners, and renovated parks and remediation have improved safety and created community gathering spaces, and roadway enhancements decrease dangerous truck traffic and improve pedestrian conditions. The assessment of the large brownfields ringing the neighborhood waterfront and dotting the neighborhood are integral to maintaining the momentum of redevelopment that is underway. The Cramer Hill Community-Wide Brownfields Assessment Project will facilitate the creation of new waterfront trails and parks, new opportunities for affordable housing, and new opportunities for community assets after the cleanup of the selected sites.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

SJCS utilizes its nonprofit status to obtain funding, but also works in close coordination with CFP, the City of Camden and Camden Redevelopment Agency as an alternative means to access funding. CFP is presently managing the remediation in conjunction with a park and stormwater management project at Von Nieda Park funded by the Neighborhood Revitalization Tax Credit Program (NRTC), NJDEP Green Acres Program, and Camden County. Potential sources of funding for assessment, remediation, and reuse activities include: Hazardous Discharge Site Remediation Funds (via Camden Redevelopment Agency), EPA Brownfields Cleanup grants, Delaware Valley Regional Planning Commission Regional Trail funding, NRTC funding (via CFP), and the NJDEP Green Acres Program.

ii. Use of Existing Infrastructure

Cramer Hill is a fully built urban environment with an existing road network and water/sewer infrastructure. The redevelopment of the target sites will utilize this existing infrastructure as much as possible. However, as outlined in the Cramer Hill NOW! Neighborhood and Waterfront Park Plan, future redevelopment will include extending the road network to the waterfront.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Over the past 20 years, major investments have been made to improve Cramer Hill, but there is still much left to be done. Significant socio-economic challenges persist in the community with a high concentration of low-income families, low educational attainment and high unemployment. Limited access to healthy and affordable food impact health outcomes and lack of adequate housing options for families, seniors and residents with disabilities force these specific groups out of the neighborhood. Economic disparities are further reinforced by limited digital access and limited transportation options, preventing families and individuals from accessing the resources that can help them overcome barriers to opportunities.

Investments taking place in the Cramer Hill neighborhood have been limited to grant funding. Municipal resources are extremely limited, as the City of Camden has a perpetual structural budget deficit. The EPA Brownfields Assessment Grant meets the needs of a population with little financial resources and capital to carryout environmental assessment but a great need to counter years of environmental injustices.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The Cramer Hill community is comprised of poor and minority residents, of which 33% are under the age of 18 and 9% are age 62 years or older. The neighborhood is predominantly Hispanic with the population reporting Hispanic ethnicity increasing from 65% to 75% since 2000. The project will facilitate improvement in the environmental conditions of land in the neighborhood that not only serve as a blight but potential health hazard to the already overburdened neighborhood population. The project will also set the stage for reuse and redevelopment in the neighborhood that will provide new opportunities for personal, social, and economic advancement.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Robert Wood Johnson Foundation (RWJF) County Health Rankings and Roadmaps reveal that, of a total of 21 NJ counties, Camden County ranks: 19th in quality of life; 18th in health behaviors; and 17th in physical environment, health outcomes and length of life. On a citywide level, there are higher incidences of asthma that may be associated with exposure to hazardous substances, pollutants, and contaminants.

(3) Disproportionately Impacted Populations: The residents of Camden live immersed in some of the Nation's worst environmental conditions. Exposures arise on all fronts, with Camden

scoring at or above the 90th percentile in all exposure pathways and scoring between the 95th and 99th percentiles for wastewater discharges, superfund sites, lead paint, traffic proximity, risk management plans, and multiple air contaminant categories (source: USEPA EJSCREEN report for EJ Indices). Two Superfund sites exist in the city and additional contaminated sites are under investigation. A large regional wastewater treatment plant discharges to the surrounding waterways including the Delaware River, Newton Creek, and Cooper River, and the antiquated underground infrastructure leads to combined sewer overflows during even moderate storms, resulting in untreated human waste permeating the surrounding waterways.

There is no way for the blighted and struggling City of Camden to tackle all of these efforts without grant funding support. With 44% of residents in the project area living in poverty, Camden will need significant outside investments to address the inequity of environmental pollution that affects residents who have few options to avoid these environmental risks.

b. Community Engagement

i. & ii. Project Partners & Project Partner Roles

SJCS, a chartered member of NeighborWorks America, is the largest community development corporation in Camden, with a presence in several neighborhoods including Cramer Hill. SJCS offers a variety of programs in support of neighborhood planning and community stabilization and had a critical role in bringing the Cramer Hill community together over the past 2 years around the planning effort for the Choice Neighborhood Transformation Plan as the Neighborhood Task Force Lead. As a HUD counseling agency and housing developer, SJCS is also a development partner leading the planning and implementation of neighborhood housing initiatives.

SCJS will partner with CFP to carry out the Cramer Hill Community-Wide Brownfields Assessment Project, bringing together unparalleled experience and expertise. Founded in 1984, CFP is a nonprofit community and economic development organization that has been working in the Cramer Hill neighborhood since 2001 as development advisor, technical resource, and project manager. In 2007, CFP, in partnership with the Cramer Hill CDC, commenced a comprehensive resident-driven planning process that resulted in the Cramer Hill NOW! Neighborhood and Waterfront Park Plan. Since that time CFP has raised an additional \$9 million in project and operating funds to support a wide range of activities in Cramer Hill including brownfield investigations, neighborhood planning, streetscape enhancements, infrastructure upgrades, traffic calming, traffic and circulation improvements, commercial and housing development, and community organizing. CFP also serves as the backbone organization for the Camden Collaborative Initiative (CCI), a solutions-oriented partnership between government, nonprofit, business, and residents to tackle Camden's complex environmental challenges. Project partners collectively work together through the CCI's Land and Brownfields working group to learn about and investigate their environment to make intelligent and informed decisions about the cleanup and redevelopment of the physical environment in Camden.

SJCS and CFP will work with Cramer Hill stakeholders and members of the CCI Open Space and Brownfields Working Group in making decisions on site selection, cleanup, and future redevelopment of the priority brownfields sites. Partners will be engaged and informed throughout the project via a Project Advisory Committee that will meet (virtually), as well as periodic email updates to government stakeholders.

Partner Name	Point of Contact	Specific role in the project
Cooper's Ferry Partnership	Meishka L. Mitchell, Vice President, meishka@coopersferry.com, 856.757.9154	Sub awardee; Community Outreach Lead, Camden Collaborative director
City of Camden	Angela Johnston, Chief of Staff, anjohnst@ci.camden.nj.us, 856.757.7308	Liaison to Mayor and City departments
Camden Redevelopment Agency	Olivette Simpson, Acting Executive Director, olsimpso@ci.camden.nj.us, 856.968.3540	Project Advisory Committee; Govt contact regarding city/CRA-owned properties; brownfield reuse consultation
NJ Dept. of Env Protection	Frank McLaughlin, Office of Brownfield Reuse, frank.mclaughlin@dep.state.nj.us, 609.633.8227	Project Advisory Committee; Brownfield reuse consultation
Housing Authority of the City of Camden	Victor Figueroa, Executive Director, vfigueroa@camdenhousing.org, 856.968.2788	Project Advisory; Provide input on redevelopment of sites; Public housing redevelopment
Camden Collaborative Initiative	Meishka L. Mitchell, Vice President, meishka@coopersferry.com, 856.757.9154	Coordination with citywide sustainability initiatives
Discover the Delaware Coalition	Don Baugh, President & Founder, Upstream Alliance, [REDACTED],	Coordination with watershed/trail/waterfront initiatives

ii. Incorporating Community Input

SJCS and CFP together have a proven track record of success in bringing together government, nonprofits, neighborhood organizations, and institutions for effective change while keeping residents at the center of our collective efforts. The Cramer Hill Community-Wide Assessment Project will build upon our existing efforts in the Cramer Hill community and provide many opportunities for robust and genuine resident feedback. Resident input will be solicited on all aspects of the project, with specific consideration to site selection and redevelopment assessments. These opportunities include:

- Regular updates at Cramer Hill steering committee meetings, held virtually bi-monthly. Meetings are held during the day and attended by both organizational leaders and residents. Small group in-person meetings may be held based upon COVID-19 health requirements.
- CCI Open Space & Brownfields meetings, which are open public meetings and held monthly by Zoom videoconference.
- 3 community meetings to be held in the evening. Meetings will be held virtually, but neighborhood canvassing to get the word out about the meeting will ensure that all residents are aware.
- Project Advisory Committee will be established to provide input at key stages of the project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

SJCS will utilize the EPA Brownfields Grant to implement a community-wide brownfields assessment program in the Cramer Hill neighborhood in Camden, NJ. Working in partnership with CFP, along with the City of Camden, Camden Redevelopment Agency, neighborhood partners, and residents, the Cramer Hill Community-Wide Assessment Project will build upon previous planning initiatives with piecemeal assessments to further the redevelopment of the Cramer Hill neighborhood. For the selected sites, the Project will characterize, assess, and conduct reuse and cleanup planning related activities. Specifically, the Project entails the following tasks and activities to be completed over 2.5 years:

- **Task 1 - Cooperative Agreement Oversight**
 - i. Project Implementation: SJCS staff (Executive Director, Project Manager, Director of Accounting & Administration) will lead cooperative agreement oversight to complete the Project. SJCS will oversee all project activities, complete all reporting requirements, maintain all project records, and manage all project budgeting, accounting, and contracting.
 - ii. Anticipated Project Schedule: 10/1/2021 – 3/31/2024
 - iii. Task/Activity Lead: SJCS
 - iv. Outputs: completion of Request for Proposal for QEP(s); public-bidding process complete with documentation; creation of Project Advisory Committee; completion of MOU for subaward; project team meetings; coordination with City of Camden and Camden Redevelopment Agency
- **Task 2 - Community Outreach and Education:**
 - i. Project Implementation: SJCS and CFP will ensure a robust community outreach and education effort. SJCS will organize the Project Advisory Committee, while CFP assists with planning and facilitating all meetings and coordination with professionals.
 - ii. Anticipated Project Schedule: 1/1/2022 – 3/31/2024
 - iii. Task/Activity Lead: CFP
 - iv. Outputs: 10 of Project Advisory Committee meetings, 24 CCI Open Space & Brownfields meetings, 12 Cramer Hill steering committee meetings, 3 community meetings, Improved

knowledge of brownfields, via survey instrument, 100 residents engaged, 25 stakeholders/organizations engaged

- **Task 3 - Phase I and Phase II Site Assessment Activities:**

- Project Implementation: SJCS staff will oversee the procurement of a Qualified Environmental Professional to complete Phase I and II site assessment activities for the selected sites. CFP will oversee the completion of the products of the QEP, ensuring review and input from the CCI Open Space & Brownfields working group, Project Advisory Committee, and community on key milestones. The NJ Department of Environmental Protection, who are also members of the CCI working groups, will provide environmental regulatory oversight and act as Brownfields advisors. Phase I and II environmental site assessments, site reuse and cleanup planning work, general program management, and reporting will be undertaken by the QEP.
- Anticipated Project Schedule: 4/1/2022-9/30/2023
- Task/Activity Lead: QEP
- Outputs: 10 completed Phase I environmental assessment reports, 5 completed Phase II environmental assessment reports

- **Task 4 - Site Reuse Assessment & Conceptual Planning:**

- Project Implementation: Site reuse and conceptual planning for redevelopment will be completed for sites that have identified contamination. This will include an evaluation of site reuse and remediation strategies that will culminate in a plan to turn the abandoned and environmentally degraded properties into community assets. CFP will oversee the development of all recommendations and review proposals for consistency with the neighborhood plan.
- Anticipated Project Schedule: 4/1/2023 – 1/31/2024
- Task/Activity Lead: SJCS/CFP
- Outputs: 5 completed Site Reuse Plans

b. Cost Estimates

Budget Categories	Task 1: Cooperative Agreement Oversight	Task 2: Community Outreach and Education	Task 3: Phase I and Phase II Site Assessment Activities	Task 4: Site Reuse Assessment & Conceptual Planning	TOTAL
Personnel	\$5,880	\$ 3,005	\$ 2,620	\$ 2,620	\$ 14,125
Fringe Benefits	\$ 770	\$ 385	\$ 350	\$ 350	\$ 1,855
Travel	\$1,000	\$ -	\$ -	\$ -	\$ 1,000
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ 5,500	\$ 500	\$ 500	\$ 6,500
Contractual	\$ -	\$ 5,000	\$ 200,000	\$ 30,000	\$ 235,000
Subaward: Cooper's Ferry Partnership	\$ -	\$ 24,600	\$ 9,500	\$ 6,000	\$ 40,100
Total Direct Costs	\$ 7,650	\$ 38,490	\$ 212,970	\$ 39,470	\$ 298,580
Indirect Costs	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL BUDGET Direct + Indirect Costs)	\$ 7,650	\$ 38,490	\$ 212,970	\$ 39,470	\$ 298,580
<p>Personnel: SJCS Executive Director (85 hours @ \$77/hour), Director of Accounting & Administration (50 hours @ \$58/hour), Project Manager (130 hours @ \$36/hour)</p> <p>Fringe: Fringe rates for personnel listed above includes health ins., dental ins., Disability/life ins., workers comp ins., 401K match, payroll taxes, employer paid cell phone (\$7/hour)</p> <p>Supplies: Design/production of outreach materials; Postage; Photocopying community outreach materials; Newspaper advertisements for procurement of QEP; Social media marketing; 1 new laptop/iPad to facilitate community outreach; Virtual platform expenses for virtual meetings</p> <p>Contractual: Fees to be paid to publicly procured Qualified Environmental Professional(s) to complete assessments; Assumes Phase I assessments for 10 sites at average of \$10K and Phase II assessments for 5 sites at average of \$20K; \$5K allocated for consultant assistance with community outreach (meeting attendance and materials preparation); and \$25K for site reuse planning for 5 sites at average of \$6K</p> <p>Subaward: Cooper's Ferry Partnership, primary partner, to conduct community outreach for project, assist with management of QEP and review of outputs (Vice President: 159 hours @ \$186.35/hour, Director of Community Initiatives: 105 hours @ \$99.43/hour)</p>					

c. Measuring Environmental Results

The Cramer Hill Community-Wide Assessment Project will result in clear and tangible outputs for the Camden community that set the stage for transformative environmental results with the cleanup and redevelopment of the selected sites. SJCS staff will track project outputs (as described in section 3) and overall project results via quarterly progress reports as noted below. Additionally, SJCS will monitor progress to ensure adherence to project timeline and budget in order to provide early identification of any potential project issues for development of a corrective action plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

SJCS strives to improve the quality of life of the people of Camden and its surrounding communities by promoting affordable housing and neighborhood development. Through its initiatives, SJCS encourages people to take charge of their lives and become active community members. To that end, SJCS is regionally recognized as a leader in Camden's revitalization. Strategic partnerships have helped SJCS expand educational and employment opportunities, grow Camden's housing market, improve public safety, strengthen commercial activity and raise the aesthetic appeal of the neighborhood. SJCS will utilize strategic partnerships to carry out the Cramer Hill Community-Wide Brownfields Assessment Project. SJCS has joined with CFP as its primary partner. CFP has been committed for over 27 years to its mission of improving the City of Camden as a place to live, work, visit, and invest. Through an assortment of completed, ongoing, and developing projects, CFP is committed to using strategic planning to lay the groundwork for major redevelopment projects and initiatives in a revitalized Camden. The experience and expertise of these organizations will ensure the successful expenditure of funds and completion of all technical, administrative, and financial requirements of the grant.

Both SJCS and CFP are committed to engaging the community of the City of Camden. Utilizing strategic planning techniques through coordination with neighborhood groups and individuals, SJCS/CFP ensures that the Camden community voices their opinions, wants, and needs concerning projects. Citizens are engaged in all project development processes through such activities as community meetings and visioning efforts.

ii. Description of Key Staff

The Cramer Hill Community-Wide Assessment will be led by Pilar Hogan Closkey, Executive Director, who has over 22 years of experience in neighborhood development efforts in Camden, Enrique Rivera, Project Manager, with 6 years of experience. Meishka Mitchell, Vice President, CFP, who has over 15 years of experience, including the completion of park, stormwater management, remediation, and infrastructure projects in Cramer Hill is also an integral member of the project. Meishka also leads the Camden Collaborative Initiative including the Open Space & Brownfields working group.

iii. Acquiring Additional Resources: N/A

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

SJCS does not currently have, nor has ever received, an EPA Brownfields Grant

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

- (1) Purpose and Accomplishments: While not a recipient of an EPA Brownfields Grant, SJCS has received federal assistance. As a chartered member of NeighborWorks America, SJCS receives NWA funds for housing development, neighborhood stabilization, and community outreach. SJCS has also received HUD Counseling Funds directly, as well as as a subrecipient to the Housing and Community Development Network of New Jersey. Both of these awards are on-going, and amounts vary annually. During FY 2020, SJCS received \$32,349.73 for HUD Counseling and \$343,571 from NeighborWorks America. In addition, SJCS has received federal funds for housing development. Currently, SJCS has an open HOME grant through the City of Camden of \$250,000 to build 3 houses. In 2012 SJCS was a subrecipient to the Camden Redevelopment Agency of \$480,000 in NSP2 funds to complete the rehab and subsequent sale of 25 houses. In 2001, SJCS was a subrecipient of HUD HOPEVI funding through the Housing Authority of the City of Camden. The overall funding totaled to \$35 million in HUD HOPEVI Funds. SJCS was the community partner for this project and developed 5 phases of homeownership within the larger 11 phase project to complete the construction of 215 houses.
- (2) Compliance with Grant Requirements: SJCS has been successful in managing these and several other federally funding projects, including meeting reporting requirements and all project outcomes, as well as state, county, and private foundation grants each year. SJCS is currently rated as an exemplary organization by NeighborWorks America.

iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements: N/A

Cramer Hill Community-Wide Assessment Project
THRESHOLD CRITERIA RESPONSE
For Community-Wide Proposals

Eligibility

Saint Joseph's Carpenter Society (SJCS) is a nonprofit organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code. See documentation attached.

Community Involvement

Saint Joseph's Carpenter Society (SJCS) has a track record of success in multiple neighborhoods in Camden and has demonstrated its commitment to the environmental and economic revitalization of Camden for decades. As a non-profit CDC, HUD-certified counseling agency, and chartered member of NeighborWorks America, with over 35 years of experience in housing and community development in the City of Camden, SJCS has built over 1,000 homes, repaired over 500 homes, is well-respected regionally, and has key staff with various backgrounds. Most recently SJCS served as the Neighborhood Task Force Lead for the US Housing and Urban Development's Choice Neighborhood planning process for the target neighborhood, Cramer Hill. As Neighborhood Lead, SJCS played a critical role in the bringing the Cramer Hill community together around the 2+ year Choice planning effort, that resulted in the Cramer Hill Choice Neighborhood Transformation Plan—*Cramer Hill: Our Village, Our Neighborhood, Nuestra Comunidad*, completed in September 2020.

For the Cramer Hill Community-wide Assessment Project, SJCS will work with Cramer Hill stakeholders and members of the Camden Collaborative Initiative (CCI) Open Space and Brownfields Working Group in making decisions on site selection, cleanup, and future redevelopment of the priority brownfields sites. In addition to the community partners listed below, SJCS will be working in partnership with the City of Camden, Camden Redevelopment Agency, and NJ Department of Environmental Protection.

The Cramer Hill Community-wide Assessment Project will build upon our existing efforts in the Cramer Hill community and provide many opportunities for robust and genuine resident feedback. Resident input will be solicited on all aspects of the project, with specific consideration to site selection and redevelopment assessments. These opportunities include:

- Regular updates to the Cramer Hill steering committee. Meetings are generally held bi-monthly. Meetings are held during the day and attended by both organizational leaders and residents. Meetings are held virtually, but we are exploring the possibility for small group in-person meetings.
- CCI Open Space & Brownfields meetings, held monthly virtually via Zoom, open public meetings.

- 3 community meetings to be held in the evening. Meetings will be held virtually, but neighborhood canvassing to get the word out about the meeting will ensure that all residents are aware.
- Project Advisory Committee will be established to provide input at key stages of the project.

Assessment Grant Documentation

SJCS does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

SAINT JOSEPHS CARPENTER SOCIETY

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

8253615870000

d. Address:

* Street1:

20 CHURCH STREET

Street2:

* City:

CAMDEN

County/Parish:

CAMDEN

* State:

NJ: New Jersey

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

08105-2414

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

ENRIQUE

Middle Name:

* Last Name:

RIVERA

Suffix:

Title:

PROJECT MANAGER

Organizational Affiliation:

* Telephone Number:

856-966-8117

Fax Number:

* Email:

ERIVERA@SJCSCAMDEN.ORG

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

CRAMER HILL COMMUNITY-WIDE BROWNFIELDS ASSESSMENT PROJECT supports the transformation of former waterfront and neighborhood industrial lands in the environmental justice community of Cramer Hill, NJ.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

1

* b. Program/Project

1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2021

* b. End Date:

03/31/2024

18. Estimated Funding (\$):

* a. Federal	298,580.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	298,580.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 10/22/2020 .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

PILAR

Middle Name:

* Last Name:

HOGAN CLOSKEY

Suffix:

* Title:

EXECUTIVE DIRECTOR

* Telephone Number:

856-966-8117

Fax Number:

* Email:

PHOGAN@SJCSCAMDEN.ORG

* Signature of Authorized Representative:

Pilar Hogan Closkey

* Date Signed:

10/27/2020